

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 Old Reservoir Road, Golden Point Vic 3451

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$895,000 & \$935,000

Median sale price

Median price \$525,000 Property Type House Suburb Golden Point

Period - From 11/06/2025 to 10/06/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	3 Mccay Reservoir Rd CHEWTON 3451	\$895,000	21/05/2026
2			
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

11/06/2026 10:42



2 1 2

Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 42601 sqm approx
Agent Comments

Indicative Selling Price
\$895,000 - \$935,000
Median House Price
11/06/2025 - 10/06/2026: \$525,000

Comparable Properties



3 Mccay Reservoir Rd CHEWTON 3451 (REI)

Agent Comments

4 1 2

Price: \$895,000
Method: Private Sale
Date: 21/05/2026
Property Type: House
Land Size: 29946.76 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.